

OFFICE LEASE AGREEMENT

1-Parties

This Agreement, made this 28th day of November 2014 by and between D & M King, LLC, (hereinafter called Lessor) of the one part, and THE SENATE OF PENNSYLVANIA (hereinafter called Lessee) of the other part, for the district office of Senator Patrick Stefano.

WITNESSETH

2-Premises, Term & Rent

(a) Lessor does hereby demise and let unto Lessee office space located at 171 West Crawford (2nd floor) Ave., Connellsville, PA 15425 consisting of approximately 2000 square feet, to be used and occupied as a district office and for no other purpose, for the term of four (4) years, commencing on the 1st day of January, 2015 and ending on the 31st day of December, 2018, at midnight, for the annual rental of thirty thousand hundred dollars (\$30,000.00) payable in advance in equal installments of two thousand five hundred dollars (\$2,500.00) each on the 1st day of each and every month during said term of this lease, at the office of Lessor's agent, or at such other place or places as Lessor may from time to time after the date hereof designate, during business hours.

(b) Attachment A, consisting of one (1) page, a diagram of the renovations which Lessor agrees to perform prior to possession, which includes, framing of offices, painting, carpeting, installation of telephone and CAT-5 data lines, and an ADA compliant handicapped bathroom. Additionally, the Lessor agrees to designate one covered parking spot by the entrance door as an ADA parking spot, with applicable signage and markings.

IT IS HEREBY MUTUALLY COVENANTED AND AGREED by and between Lessor and Lessee that the premises are demised under and subject to the following covenants and agreements, all of which are to inure to the benefit of Lessor and Lessee and be regarded as strict legal conditions:

3-Possession

Possession is to occur on or before January 1, 2015. If Lessor is unable to give Lessee possession of the demised premises on or before January 1, 2015 by reason of the premises not being ready for occupancy, or by reason of the holding over of a previous occupant, or by reason of any cause, Lessee shall have the option of canceling this lease with no further obligation to Lessor. If mutually agreed upon in writing, the parties may change the date of possession.

4-Additional Rent Damages by Default

Lessee agrees to pay to Lessor as rent in addition to the fixed rental herein reserved any and all sums which may become due by reason of the failure of Lessee to comply with all covenants of this lease and any and all damages, costs and expenses which Lessor may suffer or incur by

reason of any default of Lessee or failure on its part to comply with the covenants of this lease, and each of them, and also the cost of repairing any and all damages to the demised premises caused by the willful or negligent acts of the Lessee.

5-Repairs and Maintenance

(a) Lessor represents and warrants for the duration of the lease term that the premises will be in good working order and repair and that it will maintain all equipment in good operating condition. Lessee accepts the property in an "AS IS" condition upon assuming possession of the premises subject to Article 2 above. Lessor will correct all construction defects, whether structural or not. In addition, Lessor will make all necessary structural repairs throughout the term of this lease. The structural items for which Lessor shall be responsible including but not limited to the roof, exterior walls and doors, the bearing walls the support beams, the columns, the concrete floor slabs, exterior walkways and parking lots and the plumbing system, except those damages that are caused by the Lessee's willful or negligent acts. Lessee agrees to give prompt notice to Lessor of any defects or other hazardous conditions required to be repaired or remedied by Lessor. If the repairs required to be made by Lessor or Lessee are not completed within a reasonable time after request for such repair by the other party, Lessor or Lessee as the case may be, shall have the option to make such repairs after first giving the other party ten (10) calendar days notice of its intention to do so, and any amounts expended by virtue thereof shall be added to or subtracted from the next month's rent in the full amount of the expenditures.

(b) Lessor, during the term of this lease shall maintain and repair when needed all of the mechanical equipment (HVAC system), including but not limited to heating and air-conditioning units, plumbing system and electrical system, and shall provide for regular routine maintenance, changing of filters and lubricating of the HVAC system as recommended by the manufacturer or service provider, but not less than quarterly.

(c) Lessor shall keep the premises free and clear of rodents, bugs, and vermin.

(d) Lessee shall keep the premises and adjacent common areas orderly, neat, clean, and free from rubbish and trash at all times and permit no refuse to accumulate around the exterior of premises. Trash shall be stored in a sanitary and inoffensive manner inside the premises or in screened areas approved by Lessor.

(e) Lessee further agrees to pay to Lessor as additional rent, all sums due for repairs made to the demised premises, replacing of glass windows, doors, partitions, electric wiring and electric lamps, etc., the keeping of waste and drain pipes open and repairs and replacements to wash basins and plumbing, heating and air-conditioning apparatus, which are necessitated by or caused by the willful or negligent acts of Lessee.

6-Affirmative Covenants of Lessee

(a) **Payment of Rent.** Lessee shall without any previous demand therefore pay the said fixed and additional rental at the times and at the place at which the same is hereby made payable. If Lessor at any time accepts payment of said rental after the same shall have become due and

payable, such acceptance will not excuse delay in payment on subsequent occasions or constitute or be construed as a waiver of any of Lessor's rights.

(b) Condition of Premises. Lessee will keep the demised premises in the same good order in which they are at possession, reasonable wear and tear, and damage by accidental fire or other casualty not occurring through the negligence of Lessee alone excepted.

(c) Requirements of Public Authorities. Except as provided hereinafter, Lessee will at his own cost and expense comply with any requirements of a constituted public authority, any federal, state, or local ordinance or regulation applicable specifically to the Lessee's activities within the demised premises. This shall not include any requirements that are based upon the physical attributes of the demised premises, which shall be the responsibility of the Lessor.

(d) Fire. Lessee will use every reasonable precaution against fire.

(e) Notice of Fire, etc. Lessee will give to Lessor prompt notice of any defect, accident, fire, or damage occurring on or to the demised premises.

(f) Surrender of Possession. Lessee will peacefully deliver up and surrender possession of the demised premises to Lessor at or prior to the expiration or earlier termination of this lease or any renewal thereof in the same good order and condition, ordinary wear and tear excepted, in which Lessee has herein agreed to keep the same during the continuance of this lease. Lessee will at or prior to the expiration or earlier termination of this lease or any renewal thereof remove all of his property from the demised premises so that Lessor may again have and repossess the same not later than noon on the day on which this lease or the renewal thereof shall terminate, and will immediately thereafter deliver to Lessor at the office of its agent all keys for the demised premises.

7-Negative Covenants of Lessee

(a) Assignment and Subletting. Except with Lessor's written consent, Lessee will not assign the lease or sublet all or part of the demised premises. Such Lessor consent will not be unreasonably withheld; however, such assignment or subletting must be to a person or entity that will use the demised premises for office use only. Any agreed to assignment or subletting will be on the same terms and conditions as contained in this lease, and any sub lessee will agree in writing to comply with the lease's duties, terms, conditions, payments, and remedies. If any consented to assignment of the demised premises is in excess of six (6) months, and all of the duties, terms, conditions and payments of the agreement have been properly performed during the six (6) month period, then Lessee will be released from any further liability of the lease without any further writing or release required. The six (6) month period will begin with the effective date of the assignment.

(b) Alterations, Additions. Except as may be mutually agreed in writing between Lessor and Lessee, Lessee will not make any alterations, improvements, or additions to or about the demised premises. If Lessee desires to have such alterations, improvements, or additions made, he shall submit a plan therefore to Lessor. All alterations, improvements, additions or fixtures, whether installed, made or placed before or after the execution of this lease, shall remain upon the

demised premises at the expiration or earlier termination of this lease and become the property of Lessor. Any alterations or changes placed in the demised premises at Lessee's request will remain the property of Lessee during the lease's term and any extension. The title to such alterations and changes will revert to Lessor upon the lease's expiration or termination.

(c) **Machinery.** Lessee will not use or operate in the demised premises any machinery that is, in Lessor's reasonable opinion, harmful to the building or disturbing to tenants occupying other parts thereof.

(d) **Weights.** Lessee will not place any weights in any portion of the demised premises which are, in Lessor's reasonable opinion, beyond the safe carrying capacity of the structure.

(e) **Signs/Advertisements.** Except as may be mutually agreed in writing between the Lessor and Lessee or as required by the Americans with Disabilities Act (ADA), Lessee will not erect or place any signs, advertising matter, lettering, stand, booth, show case or other matter of any kind in or upon the door-steps, vestibules, outside walls, outside windows or pavements of the building. Size and type of sign shall be in conformance with the municipal zoning ordinances and any sign specifications Lessor files with the government. Except for ADA requirements, Lessee shall be responsible for securing the permits necessary for sign installation. Lessee shall submit drawings and sign specifications to Lessor for approval prior to the installation of any signs on the exterior of the building or property. Lessee's sign installer must obtain approval from Lessor for method of attaching sign.

(f) **Floors, Walls & Wiring.** Except as may be mutually agreed in writing between the Lessor and Lessee, Lessee will not lay any linoleum, oil cloth, rubber or other air-tight covering upon the floors of the demised premises, or break said walls or partitions, or make any attachment to the electric wires other than that provided by Lessor. If Lessee desires to have telephone or other similar wires and instruments installed on the demised premises, Lessee shall notify Lessor prior to installation.

8-Lessor's Rights

Lessee covenants and agrees that Lessor shall have the right to do the following things and matters in and about the premises:

(a) **Inspection, Repairs.** Except in case of emergency, Lessor or his duly authorized agents shall make an appointment during normal business hours to enter and go upon the demised premises for the purpose of:

- (1) inspecting the same and every part thereof;
 - (2) making repairs, alterations, or improvements thereto;
 - (3) making electrical wiring changes in electric service outlets in floor, ceiling and/or walls;
 - (4) making adjustments of any nature to the heating, ventilation and air-conditioning systems; and
 - (5) performing any covenants herein contained which Lessee has failed to perform.
- Lessor shall, to a reasonable extent, conduct such activities outside business hours and

shall, in any case, conduct routine matters in such a manner as not to unreasonably interfere with Lessee's conduct of business.

(b) Re-leasing. In accordance with Section 13 of this lease, at any time after written notice is properly given by either party to the other of an intention to terminate this lease or after Lessee fails to renew or the Lessor gives written notice of its intention to change the terms and conditions of this lease and the Lessee has declined to continue the lease under such new terms and conditions, the Lessor may show the demised premises to persons who may be interested in leasing the demised premises, provided Lessor has made an appointment with Lessee to show the premises. Lessor agrees that except for Lessee's active negligence, any personal injury or death occurring to either Lessor's representative or a prospective tenant will be solely at Lessor's risk during these showings.

(c) Control of Building. To control and have dominion over the halls, passages, entrances, elevators, toilets, stairways, balconies and roof of the building, the same being not for the use of the general public; and Lessor shall in all cases have the right to control and prevent access thereto of all persons whose presence, in the judgment of Lessor or his agents, shall be prejudicial to the safety, character, reputation and interest of the building and its tenants. Lessor shall not unreasonably deny Lessee access to or use of the premises. Denial of the use or access to the premises for longer than forty-eight (48) hours, except for reasons beyond Lessor's control, will be the basis of rent abatement based on a thirty (30) day month. Denial of access or use for longer than a week for any reason abates all rent from the date of denial and for longer periods such continuing inability to occupy or use the premises will be a cause for the termination of the lease at Lessee's option. Rent shall be abated in any event for the duration of the denial of use period, if beyond forty-eight (48) consecutive hours.

(d) Riot. To prevent access to the building in the event of invasion, mob, riot, public excitement or other commotion by closing doors, or otherwise, for the safety of tenants and for the protection of property in the building.

(e) Discontinuance of Service. So long as Lessee performs the duties, terms, conditions and payments agreed to under the lease, Lessor warrants Lessee's continued and undisturbed enjoyment and use of the demised premises. Part of this quiet enjoyment will include the uninterrupted use of any and all mechanical equipment listed in (5)(b), utilities and trash removal. Lessor, however, will not be responsible where an interruption or cessation of such services is due to or results from acts beyond the Lessor's control. If, however, the aforementioned services are substantially interrupted for seven (7) business days, Lessee will have the option to terminate the lease. Rent and all other payments owed Lessor will be paid to the date of such service termination.

8.1 Insurance.

(a) During the term of this lease or any extensions or renewals thereof, Lessor covenants that it will insure the improvements standing upon the premises at possession, against loss or damage by fire and other perils covered under a special clause of loss form or on an all-risk basis with a responsible insurance company or companies and will maintain such insurance at all times during the term of this lease or any extensions or renewals hereof in an amount equal to not less

than the full insurable value of said improvements on a replacement cost basis. The policy or policies thereof shall be taken out by Lessor and the premiums for such policy or policies shall be paid by the Lessor. Lessee shall be solely responsible for any premiums or any increase in Lessor's premium on account of changes of the premises caused by Lessee.

(b) Lessee shall not do or suffer to be done any act, matter or thing, or employ any person as a result of which the fire insurance or any other insurance now in force or hereafter to be placed on the demised premises, or any part thereof, or the building of which the demised premises are a part, shall become void or suspended, or whereby the same shall be rated as a more hazardous risk than at the date of execution of this lease.

(c) At all times after possession by Lessee during the term hereof or any extension thereof, Lessor shall maintain and keep in force, for the benefit of the Lessor general public liability insurance against claims for personal injury, death or property damage occurring in or about the premises or sidewalks or areas adjacent to the premises to afford protection to the limit of not less than one million dollars (\$1,000,000.00) in respect to bodily injury or property damage and to the aggregate limit of not less than one million dollars (\$1,000,000.00) in respect to bodily injury or property damage.

(d) The Senate's exposure to liability insurance coverage (other than Workers' Compensation Liability) is governed by Act 152 of 1978, as amended, commonly known as the Sovereign Immunity Tort Claims Act. Under this Act, eligible claims or suits against the Senate, its members, officers or employees are settled up to two hundred fifty thousand dollars (\$250,000.00) each person, or one million dollars (\$1,000,000.00) each occurrence for bodily injury and property damage. The Commonwealth has established a Tort Claim Insurance Program to handle these claims or suits which is administered by the Bureau of Risk and Insurance Management, Department of General Services in close relationship with the Office of the Attorney General. Further, Senate owned property is self-insured for fire or other casualty under the State Insurance Fund created by Act 227 (1915, PL524, as amended). The Fund is administered by the Department of General Services. The limit of coverage is three million dollars (\$3,000,000.00) per any one loss and includes the perils of flood and flood related hazards or any other natural disasters. The Fund covers Commonwealth owned contents at leased locations in addition to Commonwealth owned buildings and contents.

9-Utilities & Other Services

Lessor shall provide and pay for utilities to include electricity, water and sewer, trash, snow removal and the Lessee shall be responsible for telephone and data services.

10-Destruction of or Damage to Premises

If the demised premises or access to the demised premises are totally destroyed or rendered unfit for occupancy or are so damaged by fire or other casualty that the same cannot be repaired and restored in sixty (60) days from the date of such an event within the judgment of the local fire authorities, then rent will abate as of the date of such destruction, and the lease will terminate as of the date of such destruction. If the demised premises can be restored to their former condition and use of the demised premises regained within this sixty (60) day period, then the

rental obligation shall abate as of the date of such destruction and will resume as of the date such use is regained.

11-Modification of Terms by Waiver or Custom

It is hereby covenanted and agreed, any law, usage or custom to the contrary notwithstanding, that Lessor shall have the right at all times to enforce the covenants and provisions of this lease in strict accordance with the terms hereof, notwithstanding the failure of Lessor at any time or time to enforce his rights under said covenants and provisions strictly in accordance with the same.

12-Default by Lessee and Remedies of Lessor

(a) If Lessee during this lease or any renewal thereof does not pay in full when due and payable any or all rental herein agreed to be paid by Lessee or if Lessee violates or fails to perform or otherwise defaults with respect to any material term, condition or covenant herein contained on its part to be performed or if Lessee vacates the demised premises or locks the premises so as to prevent entry by Lessor contrary to the terms of this lease, Lessor may exercise the following remedies at Lessor's option:

(1) Upon written notice to Lessee, Lessor may forfeit and annul the remaining portion of this lease; provided however, that Lessee shall not be in default for nonpayment of rent until ten (10) days after receipt of written notice of such nonpayment from Lessor as provided herein.

(2) Lessor may reenter and take possession of the premises twenty (20) days after providing written notice to Lessee under subsection (a)(1) and remove all persons and remove, secure and preserve the property therefrom, without being deemed guilty in any manner of trespass.

(3) In case of default by Lessee, Lessor shall with reasonable diligence try to lease the premises or any part thereof for all or any part of the remainder of the term to a party satisfactory to Lessor and at such monthly rate as Lessor may with reasonable diligence be able to secure. Should Lessor be unable to relet the premises after reasonable efforts to do so, or should the monthly rental be less than the rental Lessee was obligated to pay under this lease or any renewal thereof, plus the expense of re-leasing, then Lessee shall pay the amount of such deficiency to Lessor.

13-Renewal or Termination

(a) Lessee shall have the option to renew the Lease for an additional term of four (4) years at the end of the term as set forth in Section 2, on the same terms and conditions as set forth in this Lease, by giving to the Lessor written notice thereof at least fifty (50) days prior to the end of the term; *provided however*, that the rental for the renewal period shall be increased by an amount equal to the increase, if any, in the Consumer Price Index (CPI-U for Phila. – Wilmington – Atlantic City – PA – DE – NJ – MD) for the period October 2014 through October 2018, as published by the United States Bureau of Labor and Statistics; *provided however*, such increase

shall not exceed three percent (3%) for each year of said CPI calculation. It is hereby mutually agreed that should Lessee fail to exercise its said option to renew, either party may terminate this lease at the end of the term as set forth in Section 2 by giving the other party written notice thereof at least forty-five (45) days prior thereto, but in default of such written notice this lease shall continue under the same terms and conditions governing the same as are in force immediately prior to the expiration of the term thereof on a month-to-month basis and so on until terminated by either party hereto, by giving the other party thirty (30) days written notice of such termination; *provided however*, that if Lessor shall have given written notice three (3) months prior to the expiration of this lease term of its intention to change the terms and conditions of this lease and Lessee shall hold over after the expiration of the time mentioned in such written notice, the lease shall continue under the terms and conditions set forth in such written notice. In the event that Lessee shall give written notice as stipulated in this lease of its intention to terminate the lease at the end of the current term and shall fail or refuse to vacate the premises as of the date of such termination, it is agreed that Lessor shall have the option to disregard the written notice as having no effect, in which case upon Lessor's giving Lessee written notice thereof, all the terms and conditions of this lease shall continue in full force.

(b) It is agreed that the Lessee may terminate the Lease or any renewal thereof at any time after the 31st of December 2015 for any of the following reasons:

(1) The leased premises is not located within the boundaries of the Senatorial District represented by Senator Patrick Stefano under a reapportionment plan, at the time the reapportionment plan shall have the force of law as provided for in Article II, Section 17(e) of the Constitution of the Commonwealth of Pennsylvania.

(2) The leased premises is located one mile or less from the boundary of the Senatorial District represented by Senator Patrick Stefano under a reapportionment plan, at the time the reapportionment plan shall have the force of law as provided for in Article II, Section 17(e) of the Constitution of the Commonwealth of Pennsylvania. For purposes of this subparagraph, distance shall be measured by using the most direct line of travel over public streets or roads or public transportation from the boundary of the Senatorial District to the location of the district office.

(3) The Lessor has failed to pay any county, local or school district property taxes on the demised premises, for which legal action has been initiated by the taxing authority and the Lessee has received direct or indirect notice from the taxing authority.

(c) Lessee shall follow the hereinafter stated procedures to effect such termination permitted in paragraph 13(b) of this lease:

(1) Give Lessor written notice of Lessee's intent to terminate the Lease one hundred eighty (180) days after delivery of such written notice to the Lessor as prescribed in the Lease for giving notice;

(2) Continue to perform all duties, terms, conditions and payments as required under the Lease through such termination date;

(3) Allow the Lessor to show the demised premises during the time after written notice was delivered under (c)(1), above and as earlier prescribed herein;

(4) Quit the demised premises and leave the demised premises in the required condition; and

(5) Pay any telephone and data services the Lessee is responsible for under the Lease through such quit date and have such services stopped as of such date.

14-Condemnation

(a) In the event that the demised premises or any part thereof are taken or condemned for public or quasi-public use, this lease shall, as to the part so taken, terminate as of the date title shall vest in the condemner, and the rental reserved hereunder shall abate proportionately to the area of the demised premises so taken or condemned or shall cease if the entire demised premises be so taken. Lessee hereby waives all claims relating to the real property or Lessor-owned improvements that are to be taken under or as a part of these proceedings. Lessee shall, however, have a claim to any portion of the condemnation award to which Lessee may be entitled in any of the following categories:

(1) Compensation or inconvenience for the early cessation of its leasehold estate in the leased premises.

(2) Compensation for any alteration or improvement to which it has title, prior to the termination of the lease.

(3) Compensation for moving expenses and any other costs to which it may be entitled for relocation expenses.

(4) Compensation to which the Lessee would be entitled under such condemnation proceedings not otherwise covered herein.

(5) Lessee shall be responsible for filing its own claims provided timely notice of the condemnation proceeding is given to Lessee.

15-Subordination

This lease shall be subject and subordinate at all times to the lien of any mortgages and/or rents and/or other encumbrances now or hereafter placed on the land and building of which the demised premises are a part without the necessity of any further act or instrument on the part of Lessee to effectuate such subordination, but Lessee agrees to execute and deliver upon demand such further reasonable instrument or instruments evidencing such subordination of this lease to the lien of any such mortgage and/or rent and/or other encumbrance as shall be desired by the mortgage or proposed mortgagee or any other person. Lessor shall require any party or entity to which Lessee must subordinate to supply a written statement containing the following terms:

The party to whom the Lessee subordinates recognizes this lease and its validity, terms, conditions and duties of each party. Further, Lessee shall be entitled to the quiet enjoyment and use of the leased premises until the expiration or termination of the lease so long as Lessee is in compliance with all of the lease's provisions.

16-Notice

All written notices required hereunder to be given by either party to the other must be given by registered or certified mail at the address listed below or at such other place or places as a party may from time to time after the date hereof designate, otherwise notice may be made by telephone, fax or other electronic means.

Lessor: D & M King, LLC
315 Englishman Hill Road
Connellsville, PA State 15425
Contact: Debbie King
Phone: (724) 603-3416

[REDACTED]
Fax: (724) 603-3419

Lessee: Chief Clerk of the Senate
Senate of Pennsylvania
Room 89, Capitol East Wing
Harrisburg, PA 17120-3052
Phone: (717) 787-7163
Fax: (717) 783-4296
Email: chiefclerk@occ.pasen.gov

17-Title Not to Affect Construction

It is expressly agreed that the titles contained in this lease are merely for the parties and are not in any manner or respect to aid in or affect the interpretation of the respective provisions following such titles or of any parts of this lease. The said titles do not and are not intended to give notice of all the provisions in the sections following the respective titles.

18-Lease Contains All Agreements

It is expressly understood and agreed by and between the parties hereto that this lease sets forth all the promises, agreements, conditions and understandings between Lessor or his agent and Lessee relative to the demised premises, and that there are no promises, agreements, conditions or understandings, either oral or written, between them other than are herein set forth. It is further understood and agreed that, except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this lease shall be binding upon Lessor or Lessee unless reduced to writing and signed by them.

19-Heirs and Assignees – Rights and Duties

All right, remedies, powers, responsibilities and liabilities herein given to, or imposed upon, the respective parties hereto shall extend to and bind the several and respective heirs, executors, administrators, successors and assignees of said parties, as well during any extensions of the original term of this lease as during the original term itself; and if there shall be more than one Lessee, they shall all be bound jointly and severally by the terms, covenants and agreements herein, and the word “Lessee” shall be deemed and taken to mean each and every person or party mentioned as Lessee herein, be the same one or more; and if there shall be more than one Lessee, any notice required or permitted by the terms of this lease may be given by or to any one thereof, and shall have the same force and effect as if given by or to all thereof. No rights, however, shall inure to the benefit of any assignee of Lessee unless the assignment to such assignee has been approved by Lessor in writing as aforesaid. Where used herein to refer to Lessor or Lessee, the third person singular masculine personal pronoun shall be understood to be and shall be read as the feminine or neuter gender and the plural number is appropriate in the light of the party or parties mentioned as Lessor or Lessee herein.

20-Special Provisions

(a) Lessor agrees to perform, at its cost and expense, such alterations, construction and maintenance to the demised premises as will achieve and maintain full compliance with the physical access requirements of the Americans with Disabilities Act (ADA). Should Lessor fail to achieve or maintain such compliance, Lessee may terminate the lease by giving Lessor ninety (90) days written notice.

(b) Regardless of any provisions in this lease to the contrary, if for any reason Patrick Stefano no longer serves as a State Senator of Pennsylvania, this lease may be terminated at the option of the Lessee upon giving Lessor ninety (90) days written notice.

(c) All other leases and addenda are hereby terminated and this lease shall be the sole agreement between the Lessor and Lessee.

Remainder of Page Intentionally Left Blank.

IN WITNESS WHEREOF, the parties hereto have executed these presents the day and year first above written, and expressly intend to be legally bound hereby.

SEALED AND DELIVERED IN THE PRESENCE OF:

For Lessor: D & M King, LLC

Cindy Brown
Witness

Deborah King
By: Deborah King

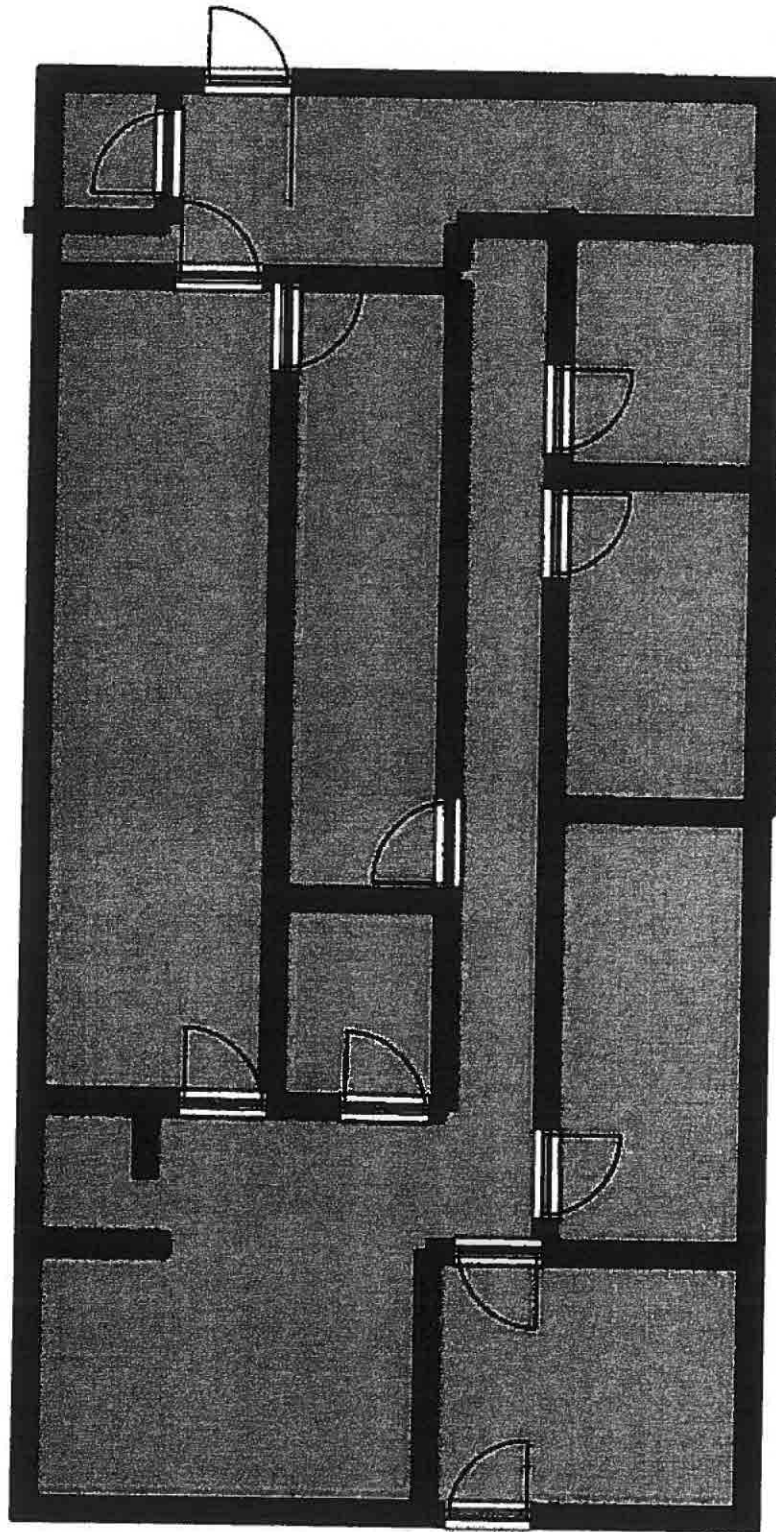
For Lessee: Senate of Pennsylvania

Carol Muensterman
Witness

Donetta M. D'Innocenzo
By: Donetta M. D'Innocenzo
Chief Clerk

RECEIVED
2014 DEC -1 AM 10:21
SENATE OF PA
CHIEF CLERKS OFFICE

Attachment A



feet 12ft 24ft